REVISED NEGATIVE DECLARATION*

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which find the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicants, Victor Efremenkov, Nick Sklavounakis, Tibetan LLC, and Colleen Vitale, seek a zoning map amendment and a zoning text amendment (the "Proposed Actions") of approximately 30,000 square feet comprising Block 2327 Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 (the "Affected Area") located along the southern block frontage of North 7th Street between Berry Street and 100 feet west of Bedford Avenue in the Williamsburg neighborhood of Brooklyn, Community District 1. The Proposed Actions would rezone Block 2327 Lot 5 and p/o Lot 11 from an existing R6B/C2-4 district to an R6A/C2-4 district and Lots 12, 13, 14, 15, 16, 17, and p/o Lots 11 and 19 from an existing R6B district to an R6A/C2-4 district (the "Affected Area"). The applicants also propose a zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area. The Proposed Actions would facilitate the development of a new 39,343-gross-square-foot (GSF), six-story, 85-foot-tall mixed-use building consisting of approximately 7,549 GSF of commercial space and 28,729 GSF of residential floor area with 28 dwelling units, including approximately seven income-restricted dwelling units pursuant to MIH (the "Proposed Project"). The Proposed Project would be constructed on Block 2327 Lots 13, 14, 15, and 16 ("Projected Development Site 1"). For a conservative analysis under CEQR, a Reasonable Worst-Case Development Scenario (RWCDS) was identified that differed from the Applicants' Proposed Project and identified two additional development sites. The EAS includes an assessment of the RWCDS including changes adopted through the City of Yes for Housing Opportunity zoning text amendment in an Appendix (Appendix F, CHO Technical Memorandum). The CHO Technical Memorandum to the EAS analyzes Projected Development Site 1 as a 41,737-GSF, nine-story, 95-foot-tall mixed-use building with 3,065 GSF of cellar parking, 7,549 GSF of ground floor commercial space, and 31,123 GSF of residential area with 37 dwelling units, including 9-11 income-restricted dwelling units pursuant to MIH. An assemblage of non-applicant-owned Block 2327, Lots 11 and 12 (Projected Development Site 2) was analyzed as a 16,073-GSF, nine-story, 95-foot-tall building consisting of 3,900 GSF of ground floor commercial space and 12,173 GSF of residential floor area with 14 dwelling units, including three or four income-restricted units pursuant to MIH. Applicant-owned Block 2327, Lot 5 (Projected Development Site 3) was analyzed as a 43,530-GSF, nine-story, 95-foot-tall building consisting of 8,500 GSF of cellar parking, 8,500 GSF of ground floor commercial space, and 26,530 GSF of residential floor area with 31 dwelling units, including eight or nine income-restricted units pursuant to MIH.

The Proposed Actions would not result in significant adverse impacts to Land Use, Zoning, and Public Policy. The development and uses facilitated by the Proposed Actions would be compatible with existing residential and mixed-use developments found throughout the surrounding area including along the midblock across North 7th Street to the north of the Affected Area. The proposed R6A/C2-4 district would be compatible with the medium-density R6A and R6B residential districts mapped in the surrounding area and throughout portions of western Williamsburg. The proposed C2-4 commercial overlay would permit the location of local retail uses similar to those found along Berry Street to the northwest of the Affected Area and Bedford Avenue to the east and south of the Affected Area. The Proposed Actions would be supportive of applicable public policies including *Housing Our Neighbors: A Blueprint for Housing and Homelessness* by facilitating the development of income-restricted dwelling units pursuant to MIH. Therefore, the analysis concludes that the Proposed Actions would not result in significant adverse impacts to Land Use, Zoning, and Public Policy.

Disadvantaged Communities Assessment

An assessment of the Proposed Action's potential effects on disadvantaged communities is included in this Revised EAS. The Rezoning Area is located within ½ mile of a designated disadvantaged community according to the NYSDEC Disadvantaged Community Assessment Tool (DACAT). The Proposed Actions would not result in significant adverse impacts on the following technical areas analyzed in the EAS: land use, zoning, and public policy, shadows, historic and cultural resources, urban design, hazardous materials, transportation, noise, air quality, and construction. As such, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would they cause or increase a disproportionate pollution burden on disadvantaged communities.

Hazardous Materials and Air Quality

An (E) designation (E-764) related to hazardous materials and air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality. This (E) designation will supersede the (E) designation (E-138) for hazardous materials placed on Block 2327 Lot 16 (p/o Projected Development Site 1) and Lot 5 (Projected Development Site 3) that was established as part of the Greenpoint-Williamsburg Rezoning (CEQR No. 04DCP003K).

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Katherine Nessel at knessel@planning.nyc.gov.

*Following issuance of the EAS and Negative Declaration on 1/3/2025, the New York State Department of Environmental Conservation (NYSDEC) proposed a rule that provides additional considerations regarding assessment of Disadvantaged Communities. This assessment has been added to this Revised Negative Declaration.

Project Name: North 7th Street Rezoning
CEQR # 21DCP177K
SEQRA Classification: Unlisted

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Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Block 2327, Lots 13, 14, 15, and 16
Projected Development Site 2	Brooklyn	Block 2327, Lots 11 and 12
Projected Development Site 3	Brooklyn	Block 2327, Lot 5

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality, an (E) designation (**E-764**) would be established as part of approval of the proposed actions on **Projected Development Sites 1, 2, and 3** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	
Projected Development Site 2	X	X	
Projected Development Site 3	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1, 2, and 3** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Air Quality

The (E) designation requirements for air quality would apply as follows:

Projected Development Site 1: *Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street and 42 feet from the western lot line facing Berry Street to avoid any potential significant adverse air quality impacts.*

Projected Development Site 2: *Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street to avoid any potential significant adverse air quality impacts.*

Projected Development Site 3: *Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street to avoid any potential significant adverse air quality impacts.*